

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF JUNE 17, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, June 17, 2015** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONINGS

1. **95 Folly Road Blvd (Crescent - Peninsula) TMS# 4211000063** – 1.96 ac. Request to include property in the School Overlay Zone. Zoned Single-Family Residential (SR-8).  
Owner: Holy Trinity Episcopal Church  
Applicant: Lee D. Stevens
2. **4 Charlotte St & 73-77 Washington St (Peninsula) TMS# 4591302004 through 007** – approx. 0.343 ac. Request to rezone from WP Old City Height District to 50/25 Old City Height District. Zoned General Business (GB).  
Owner: Washington Partners LLC  
Applicant: Steve Turner
3. **511-519 Meeting St & 88-90 Cooper St (Peninsula) TMS# 4590503080 through 084 & 088** – approx. 1.16 ac. Request to rezone from Light Industrial (LI) & General Business (GB) to Mixed-Use Workforce Housing (MU-2/WH) and 55/30 Old City Height District to 80/30 Old City Height District on a (western) portion.  
Owner: Multiple Owners  
Applicant: LS3P Associates – Richard Gowe
4. **57 Hanover St & 78-92 Nassau St (East Side - Peninsula) TMS# 4590504156, 172 & 174-177** – approx. 0.915 ac. Request to rezone from Diverse Residential (DR-2F) to Planned Unit Development (PUD).  
Owner: Luxury Simplified Construction  
Applicant: Byers Design Group – Todd Richardson

### SUBDIVISIONS

1. **Killifish Road (Woodbury Park – Johns Island) TMS# 3130000048-050** – 52.94 ac. 48 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: John Bailey, Noel Tumbleston, Charles Tumbleston  
Applicant: HLA, Inc. Engineering & Land Surveying
2. **Orange Grove Road (Parkshore Row – West Ashley) TMS# 4150900011, 214-218, 226** – 0.57 ac. 6 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-2F).  
Owner: Various  
Applicant: Craig Delk

3. **Sanders Road (Ashley Pointe – West Ashley) TMS# 2860000444** – 84.39 ac. 136 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).  
Owner: Bear Island, LLC 2  
Applicant: HLA, Inc. Engineering & Land Surveying

### **ZONINGS**

1. **2977 Bolton Rd (West Ashley) TMS# 3071000040** – 0.36 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Jerome & Laurachelle White
2. **300 Magnolia Rd (West Ashley) TMS# 4181300159** – 0.173 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Amy Horwitz & Norman Shea
3. **239 Nelliefield Creek Dr (Nelliefield - Cainhoy) TMS# 2690104045** – 0.20 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.  
Owner: Joshua & Kayla Jones
4. **139 Nelliefield Creek Dr (Nelliefield - Cainhoy) TMS# 2690104111** – 16.94 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.  
Owner: Nelliefield POA
5. **252 Nelliefield Creek Dr (Nelliefield - Cainhoy) TMS# 2690104115** – 0.62 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.  
Owner: Nelliefield POA
6. **198 Nelliefield Creek Dr (Nelliefield - Cainhoy) TMS# 2690104112** – 0.962 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.  
Owner: Nelliefield POA
7. **459 Nelliefield Trl (Nelliefield - Cainhoy) TMS# 2690105198** – 0.114 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.  
Owner: Nelliefield POA
8. **Nelliefield Trl (Nelliefield - Cainhoy) TMS# 2690104117** – 3.026 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.  
Owner: Nelliefield POA
9. **Indigo Marsh Circle (Nelliefield - Cainhoy) TMS# 2690104116** – 6.58 ac. Request Single-Family Residential (SR-6). Zoned Manufactured Residential (R2) in Berkeley County.  
Owner: Nelliefield POA

### **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

## **PRELIMINARY & FINAL PLATS**

1. **Lakeside Park (Johns Island) TMS# 2790000225, 249, 405.** 39.84 ac. 77 lots. SR-1. Final subdivision plat pending approval.
2. **Crowne Maybank (Johns Island) TMS# 3130000018.** 34.55 ac. 4 lots. PUD. Final subdivision plat pending approval.
3. **Parcel R, Block A/B-3 (Daniel Island) TMS# 2750000155.** 42.72 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
4. **Swygert's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 201.1 ac. 26 lots. C(ND). Preliminary subdivision plat pending approval.
5. **Fenwick Hills, Phase 2 (Johns Island) TMS# 2790000666.** 17.21 ac. 57 lots. SR-1. Final subdivision plat under review.
6. **Magnolia Bluff (West Ashley) TMS# 3580000010.** 23.81 ac. 93 lots. DR-9, C. Final subdivision plat pending approval.
7. **Work House Court (Johns Island) TMS# 3460700109.** 1.3 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
8. **Brownwood Village, Phase 1 (Johns Island) TMS# 2790000226.** 30.18 ac. 60 lots. PUD. Final subdivision plat pending approval.
9. **Parcel BB, Phase 1B (Daniel Island) TMS# 2770000011.** 0.44 ac. 2 lots. DI-R. Preliminary subdivision plat pending approval.
10. **Bolton's Landing, Phase 5A & 5B (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1(ND). Preliminary subdivision plat approved.
11. **Lawton Park, Phase 1 (James Island) TMS# 4260900136.** 4.72 ac. 8 lots. SR-1. Final subdivision plat pending approval.
12. **Benefitfocus Parcel 1 (Daniel Island) TMS# 2750000132.** 22.8 ac. 2 lots. DI-GO. Final subdivision plat pending approval.
13. **Carolina Bay, Phase 14 (West Ashley) TMS# 3090000054.** 772.9 ac. 24 lots. PUD. Preliminary subdivision plat pending approval.
14. **Parcel F, Block F (Daniel Island) TMS# 2750000249.** 9.43 ac. 14 lots. DI-R. Final subdivision plat pending approval.

## **ROAD CONSTRUCTION PLANS**

1. **Swygert's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 201.1 ac. 26 lots. C(ND). Road construction plans under review.
2. **Fenwick Hills, Phase 3 (Johns Island) TMS# 2790000017, 666.** 19.22 ac. 49 lots. SR-1. Road construction plans under review.
3. **1385 Ashley River Road Entrance (West Ashley) TMS# 3500400032, 035.** DR-1. Road construction plans pending approval.
4. **Grand Terrace at Grand Oaks (West Ashley) TMS# 3010000692.** 36.29 ac. 85 lots. PUD. Road construction plans under review.
5. **Parcel BB, Phase 1B (Daniel Island) TMS# 2770000011.** 0.44 ac. 2 lots. DI-R. Road construction plans pending approval.
6. **Bolton's Landing, Phase 5A & 5B (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1(ND). Road construction plans pending approval.
7. **Stiles Point (James Island) TMS# 4260000003, 4261600118.** 31.05 ac. 92 lots. SR-1. Road construction plans under review.
8. **Carolina Bay, Phase 14 (West Ashley) TMS# 3090000054.** 772.9 ac. 24 lots. PUD. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.